



13 Annfield Terrace,
Aberdeen, AB10 6TJ

**ledingham
chalmers**
estate agency



Kitchen/Diner



Kitchen/Diner



Lounge

Immaculately presented, three bedroom, semi-detached dwelling

- Fantastic location
- Immaculate condition
- Open plan Lounge/Kitchen/Diner
- Three well-proportioned Bedrooms
- Modern Wet Room and Bathroom
- Fully enclosed rear Garden



Three beds.



Two bathrooms.



One public room.

We are delighted to offer for sale, this most attractive, move-in ready, three bedroom semi-detached dwelling house located in a quiet street in the west end of the city.

The property has been upgraded throughout and is presented in excellent condition and offers spacious family accommodation throughout. Combining the generous room proportions, quality dining kitchen and rear garden, this a most special home for any discerning buyer.

The property is entered into the spacious open plan lounge and kitchen area which is flatteringly lit with spotlights and benefits from a fantastic dual aspect. The beautifully presented lounge has a warm and inviting atmosphere and the working fireplace adds a lovely focal point to the room.

Viewers will surely be impressed with the stunning dining kitchen, with elegant proportions and contemporary design. Natural light floods in and there is ample space for a dining table and chairs, along with a breakfast bar on the kitchen island. French doors open up onto the garden, really enhancing the inside/ outside flow. Ideal for entertaining, the kitchen itself has been pleasantly presented with stylish decor. There is a wide range of decorative fronted wall and base mounted units, complimented by tiling and worktops. All integrated appliances will be included within the sale.

The first bedroom is located on the ground floor, enjoys a quiet rear aspect with views to the garden. Ample space is afforded for a variety of free standing furniture.

Completing the lower accommodation is the modern wet room comprising shower, WC and wash hand basin vanity. There is also the added benefit of under floor heating and toothbrush charging point.



Wet Room



Bedroom



Bedroom

Virtual Furniture



Bedroom

Virtual Furniture

Ascending the stairwell to the first floor, the upper hall is host to the insulated and fully floored loft which is accessed via hatch.

The second double bedroom is of fantastic proportion, enjoys a front aspect and benefits from fantastic eaves storage. The third bedroom is also sizeable and features a walk in wardrobe. New carpets have been fitted in both rooms and stairwell.

Completing the accommodation is the bathroom comprising shower over bath, WC and wash hand basin vanity. A fantastic addition to this bathroom is the utility cupboard which offers space for storage and your washing machine.

The fully enclosed rear garden is ideal for the safe play of children and pets with a lawn area complimented by a patio ideal for al fresco dining. There is also a coal shed, water tap and electric point. To the front, ample on street parking is available.

Aberdeen's vibrant city centre and West End with their extensive range of shopping, business and recreation facilities are within walking distance. The property is also conveniently located in close proximity to the main hospital complexes serving the city.

Accommodation

Lounge/Kitchen	30'9" x 22'9"	9.37m x 6.94m
Bedroom	12'10" x 9'11"	3.91m x 3.02m
Wet Room	4'2" x 5'11"	1.27m x 1.8m
Bedroom	11'2" x 15'8"	3.4m x 4.78m
Bedroom	9'2" x 10'11"	2.79m x 3.33m
Bathroom	6'2" x 7'5"	1.88m x 2.26m



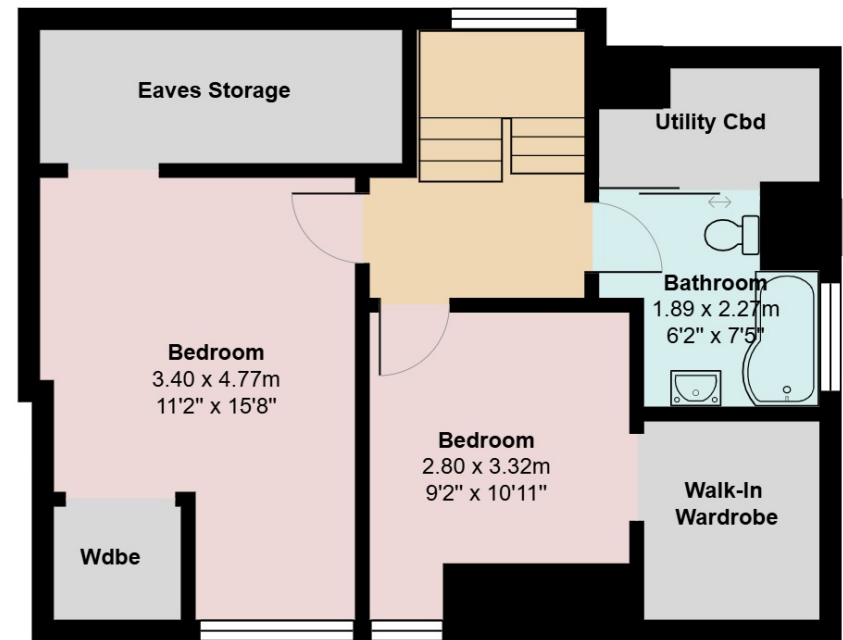
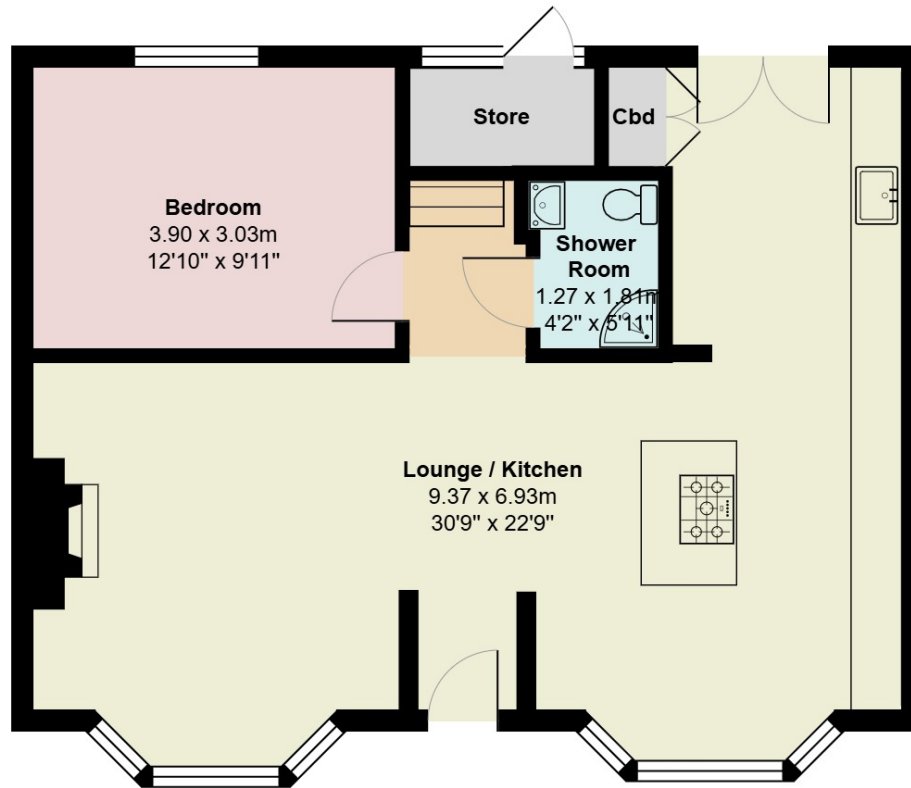
Bathroom



Garden

Floorplan

13 Annfield Terrace



Directions

From the west end of Union Street turn left along Holburn Street, then turn first right into Union Grove. Continue along Union Grove for some distance, and Annfield Terrace is situated on the left-hand side just before the roundabout with Forest Road.

Location

Annfield Terrace is within a short walk of the city centre. Local convenience stores serve everyday needs, and the area boasts an excellent variety of fashionable coffee shops, wine bars, restaurants, and hotels. The oil related offices at Hill of Rubislaw are easily accessible, as is Aberdeen Hospitals Complex. Reputable schools within walking distance include Ashley Road Primary, Albyn School, Aberdeen Grammar School and Robert Gordon's College.

Whilst every effort has been made to ensure the accuracy of the information contained in this Schedule, including the floor plan (if applicable) please note that all measurements have been taken with a sonic tape measure and as a result are only approximations; the measurement of doors, rooms and windows and all other items are approximate and no responsibility is taken for any error, omission or mis-statement. Any plans are for illustrative purposes only and should be used as such by prospective purchasers.

Arrange a viewing

Viewing By appointment telephone 07788192896 or by arrangement with Ledingham Chalmers on 01224 632500

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